

RESTRICTIVE COVENANTS FOR NORTHWOOD HILLS PHASE II SECTION G

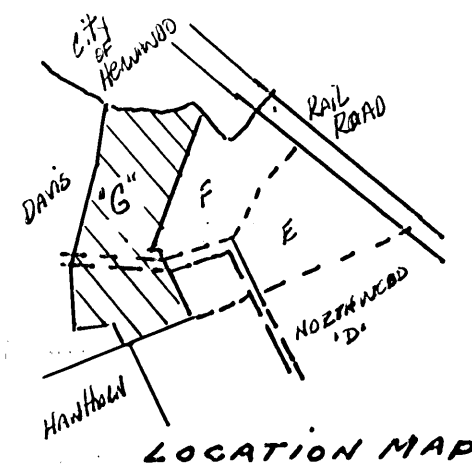
THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2014, AT WHICH TIME SAID COVENANTS SHALL EXTEND FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS, IN WHOLE OR IN PART. IF THE PARTIES HERETO, OR ANY ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER PREVENT HIM OR THEM FROM RECOVERING DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATION'S OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL LOTS IN THE SUBDIVISION SHALL BE FOR RESIDENTIAL USE ONLY AND NO LOTS SHALL BE RESUBDIVIDED INTO SMALLER LOTS.
2. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A SINGLE FAMILY DWELLING UNLESS APPROVED BY THE DEVELOPER OR THE ARCHITECTURAL CONTROL COMMITTEE.
3. NO FENCE, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED ON ANY LOT WHICH WILL BE CLOSER TO THE STREET THAN THE FRONT MINIMUM BUILDING LINE. NO ELECTRIC FENCES OR BARBED WIRE FENCES WILL BE PERMITTED IN THE SUBDIVISION.
4. NO TRAILERS, BASEMENTS, TENTS, SHACKS, GARAGES, BARNs, OR ANY OUTBUILDINGS ERECTED IN THE SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO CARS OR TRUCKS WILL BE ALLOWED TO REMAIN IN THE SUBDIVISION AREA WITHOUT THE PROPER CITY STICKERS AND DESOTO COUNTY LICENSE TAGS.
5. NO SIGNS SHALL BE PERMITTED IN THE SUBDIVISION LARGER THAN FIVE SQUARE FEET IN AREA.
6. THE TOTAL MINIMUM HEATED AREA OF ANY RESIDENCE IN THE SUBDIVISION, EXCLUSIVE OF OPEN PORCHES, OR CAR PORTS SHALL BE 1200 SQUARE FT. EXTERIOR OF ALL OUT BUILDINGS TO MATCH HOME EXTERIOR.
7. ALL CONSTRUCTION ON THE LOTS IN THE SUBDIVISION MUST BE APPROVED BY THE DEVELOPER OR AN ARCHITECTURAL CONTROL COMMITTEE WHICH WILL BE SET UP AT SUCH TIME AS THE DEVELOPER DECIDES TO. APPROVAL FOR THE CONSTRUCTION MUST BE OBTAINED FROM THE DEVELOPER OR ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY CONSTRUCTION CAN BEGIN.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, AND OTHER SMALL TYPE PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSE. A PROPER PEN, AND OR SHELTER SHALL BE PROVIDED FOR SUCH ANIMALS AND THESE ANIMALS WILL NOT BE ALLOWED TO RUN "LOUSE" IN THE SUBDIVISION.
9. ALL BUILDINGS IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE MINIMUM BUILDING CODE OF THE CITY OF HERNANDO. ALL CONSTRUCTION SHALL BE REQUIRED TO BE COMPLETED WITHIN 12 MONTHS FROM THE DATE OF THE BEGINNING OF THE CONSTRUCTION.
10. THERE IS A 25 FOOT MINIMUM FRONT YARD SET BACK FOR THE LOTS, A 20 FOOT MINIMUM REAR YARD SET BACK, AND THERE SHALL BE PROVIDED TWO SIDE YARD SET BACKS, HAVING A MINIMUM OF 5 FEET; HOWEVER, THE SUM OF THE WIDTHS OF BOTH SIDE YARDS SHALL BE 10 FEET. THERE IS A 3 FOOT UTILITY EASEMENT ALONG THE SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LINES OF EACH LOT EXCEPT AS NOTED ON THE PLAT.
11. NO RADIO OR TELEVISION TRANSMISSION OR RECEIVING TOWERS OR ANTENNAE OF MORE THAN 10 FEET IN HEIGHT ABOVE THE ROOF OF THE HOUSE SHALL BE PERMITTED AND NO TELEVISION DISHES GREATER THAN 24 INCHES IN DIAMETER WILL BE PERMITTED IN THE SUBDIVISION.

12. ALL LOT OWNERS IN THIS SUBDIVISION SHALL BECOME MEMBERS OF THE NORTHWOOD HILLS HOME OWNERS ASSOCIATION AND HAVE ALL RIGHTS AND PRIVILEGES AS MEMBERS.

J.F. Lauderdale L.S.P.E.
9123 Pigeon Roost
Olive Branch, MS 38654
Phone: (662) 895-0422

Declaration of Covenants
Recorded in WT Book
473 page 304.
This the 1st of June, 2004.
W.E. Davis, Chancery Clerk
by O. Stankovic



OWNERS CERTIFICATE

WE, Kimberlin Inc
THE OWNERS OR MORTGAGE HOLDERS OF THE SUBDIVISION HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO THE CITY OF HERNANDO. WE ALSO RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. WE CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY AND THAT NO TAXES ARE DUE AND PAYABLE ON THE PROPERTY. THIS THE 4 DAY OF May, 2004.

James C. Kimberlin, President Kimberlin Inc.

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID James C. Kimberlin AS President OF Kimberlin Inc. WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 4 DAY OF May, 2004.

Janice White
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2004

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID AS OF WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE DAY OF 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS PLAT REPRESENTS THAT SURVEY.

APPROVED BY THE HERNANDO PLANNING COMMISSION ON THE 13th DAY OF April, 2004.

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO ON THE 20th DAY OF April, 2004.

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:45 O'CLOCK A.M. ON THE 13th DAY OF April, 2004, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 81 ON PAGE 116-17.

STATE OF MISSISSIPPI, CITY OF HERNANDO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK A.M. ON THE 26 DAY OF May, 2004, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 4 ON PAGE 116-17.

Janice White
HERNANDO PLANNING DEPT.

PHASE II; SECTION G

NORTHWOOD HILLS

SECTION 12; TOWNSHIP 3 SOUTH; RANGE 8 WEST
CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI.

ZONING: R-12 OVERLAY

April 6, 2004

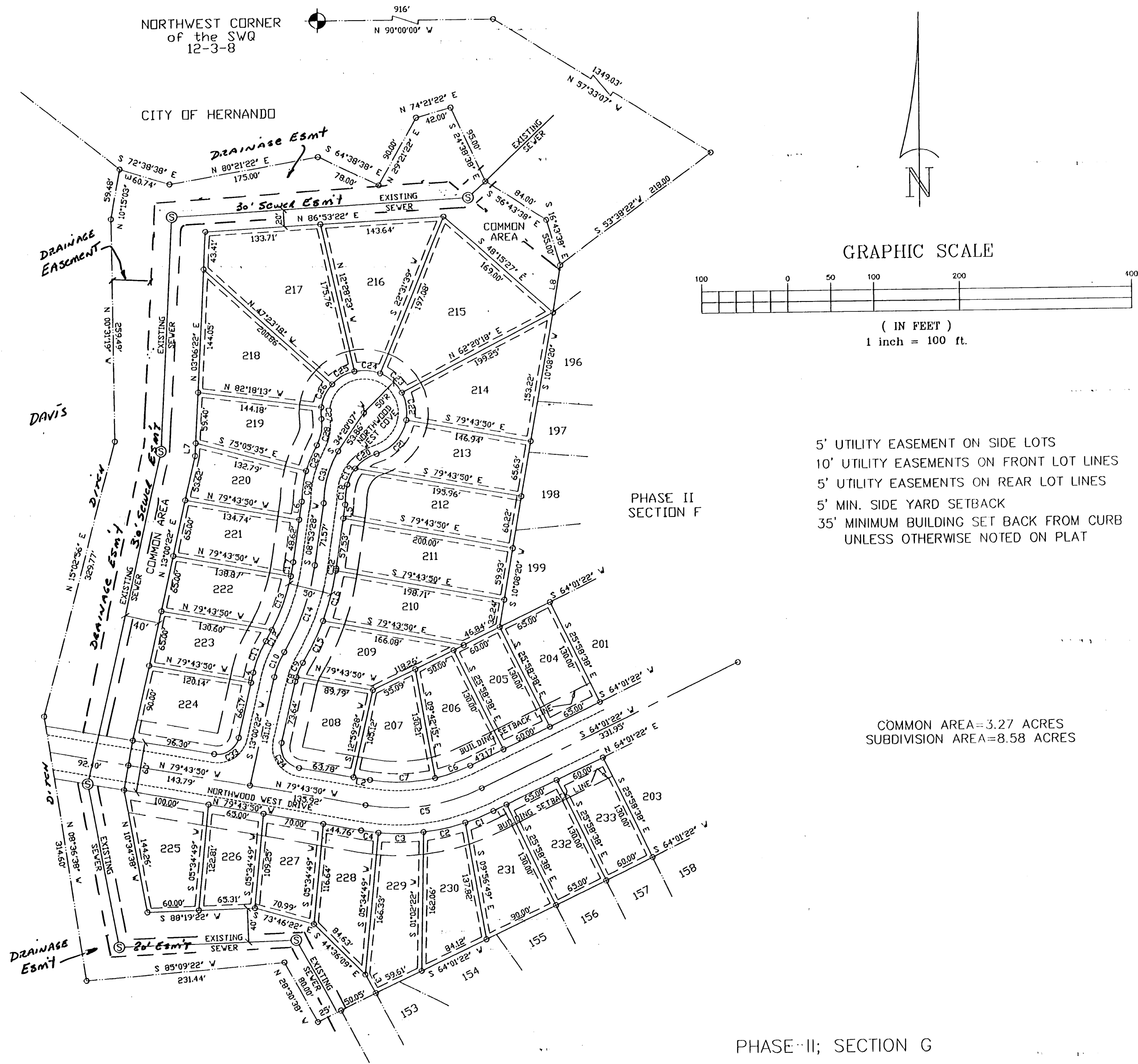
11.85 ACRES
30 LOTS

PAGE 1 OF 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	35.10	250.00	8°02'43"	17.58	35.08	N68°02'43"E
C2	50.08	250.00	11°28'42"	25.13	50.00	N77°48'26"E
C3	52.55	250.00	12°02'41"	26.37	52.46	N89°34'07"E
C4	20.41	250.00	4°40'43"	10.21	20.41	S82°04'11"E
C5	139.18	220.00	36°14'48"	72.01	136.87	N82°08'46"E
C6	43.70	190.00	13°10'38"	21.95	43.60	N70°36'41"E
C7	76.50	190.00	23°04'10"	38.78	75.99	N88°44'05"E
C8	5.27	75.00	4°01'22"	2.63	5.26	S15°01'03"W
C9	18.53	75.00	14°09'26"	9.31	18.48	S24°06'27"W
C10	31.73	100.00	18°10'48"	16.00	31.60	S22°05'46"W
C11	39.66	125.00	18°10'48"	20.00	39.50	S22°05'46"W
C12	14.85	250.00	3°24'16"	7.43	14.85	N29°29'02"E
C13	66.11	250.00	15°09'02"	33.25	65.91	N20°12'24"E
C14	107.01	275.00	22°17'42"	54.19	106.33	N20°02'19"E
C15	54.07	300.00	10°19'38"	27.11	54.00	N26°01'21"E
C16	60.25	300.00	11°30'23"	30.23	60.15	N15°06'21"E
C17	16.32	250.00	3°44'24"	8.16	16.32	N10°45'40"E
C18	23.89	95.00	14°24'24"	12.01	23.82	S06°37'19"W
C19	21.43	50.00	24°33'11"	10.88	21.26	S26°06'06"W
C20	30.54	50.00	34°59'56"	15.76	30.07	S55°52'39"W
C21	55.07	50.00	63°06'26"	30.70	52.33	N41°49'24"E
C22	33.10	50.00	37°55'52"	17.18	32.50	N08°41'46"W
C23	34.74	50.00	39°48'40"	18.11	34.05	N47°34'02"W
C24	30.54	50.00	35°00'02"	15.77	30.07	N84°58'22"W
C25	30.47	50.00	34°54'55"	15.72	30.00	S60°04'09"W
C26	30.47	50.00	34°54'55"	15.72	30.00	S25°09'15"W
C27	13.51	50.00	15°29'03"	6.80	13.47	S00°02'44"E
C28	31.66	50.00	36°16'49"	16.38	31.13	N10°21'08"E
C29	32.51	145.00	12°50'43"	16.32	32.44	S22°04'11"W
C30	36.49	145.00	14°25'13"	18.34	36.40	S08°26'13"W
C31	64.30	120.00	30°41'57"	32.94	63.53	S15°48'52"W
C32	2.42	300.00	00°27'41"	1.21	2.42	S09°07'19"W
C33	38.08	25.00	87°15'48"	23.83	34.50	N56°38'16"E
C34	40.46	25.00	92°44'12"	26.22	36.19	N33°21'44"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.95	N64°01'22"E
L2	19.45	N79°43'50"W
L3	25.29	N28°35'53"W
L4	12.26	S13°00'22"W
L5	15.99	N08°53'28"E
L6	21.19	S08°53'28"W
L7	14.86	N03°06'22"E
L8	55.34	N09°14'55"E

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ZONING: R-12 OVERLAY
APRIL 06, 2004

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30 LOTS